MOUNT LAUREL, MUNICIPAL CENTER JANUARY 07, 2015

ZONING BOARD MINUTES- REORGANIZATION & FIRST REGULAR MEETING

Chairman Green called the Reorganization Meeting to order at 7:00 P.M.

Pledge of Allegiance and Moment of Silence was observed

The Board Secretary read the open public meeting notice published and posted on 01/14/14

The Board Secretary called the Roll:

Board Members: Ms. Jones, Present; Mr. Bailey, Present; Mr. Folcher, Present; Mr. List, Present; Mr. Killen, Absent; Mr. Kramer, Present; Mr. Francescone, Arrive late, Present; Vice-Chairman Brod, Present; and Chairman, Green, Present.

Board Professionals: Mr. Joseph Petrongolo, Planner, Present; Mr. William Long, Engineer, Present; Mr. Michael Angelastro, Traffic Engineer, Present; Mr. Brian, McVey, Acting Fire Marshal, Present; Mr. Anthony Costa, Solicitor, Present; and Ms. Jenifer DeSimone, Secretary, Present.

Board Solicitor administered the Oaths of Office to the following Zoning Board members: Regular Member, Mr. Alan Kramer, 1/1/15 to 12/31/18 (4) year term; Regular Member Mr. Kurt Folcher, 1/1/13 to 12/31/16 unexpired term; Alternate #1, Mr. Jeffrey Bailey, 1/1/14 to 12/31/15 unexpired term; Alternate #2 Ms. Marilyn Jones, 1/1/15 to 12/31/16 2 year term.

Chairman Green commented on the Board's prior year 2014. The number and type applications reviewed by the Board of Adjustment. He further thanked the Board Members and the Board's Professionals for their continued service to Mount Laurel Township.

2015 Reorganization:

Chairman Green asked for a nomination for Chairperson. Board member List nominated Mr. Green and Board member Kramer second the nomination. Roll call vote: Mr. List, Agree; Mr. Kramer, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. Brod, Agree; Chairman Green, Agree. Board member Green is Chairman for 2015

Chairman Green asked for a nomination for Vice-Chairman. Board member Kramer nominated Mr. Brod and Board member Jones second the nomination. Roll call vote: Board member Kramer, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. List, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree. Board member Brod is Vice-Chair 2015

Chairman Green asked for a nomination for Secretary. Board member Jones nominated Ms. DeSimone and Board member List second the nomination. Roll call vote: Ms. Jones, Agree; Mr. List, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. Kramer, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree. Ms. Jenifer DeSimone, Board Secretary for 2015

Chairman Green asked for a nomination for Assistant Secretary. Board member Jones nominated Ms. Bucci and Board member List second the nomination. Roll call vote: Ms. Jones, Agree; Mr. List, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. Kramer, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree. Ms. Gerry Bucci, Assistant Secretary for 2015

Chairman Green read in compliance with Ordinance 2005-19 and N.J.S.A.19:44A-20.4 et seq. Appointments of the Zoning Board's Professional Staff.

Chairman Green asked for a motion to appoint the Board Solicitor. Board member List moved the motion to appoint Mr. Anthony P. Costa and Board member Jones second the motion. Roll call vote: Mr. List, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. Kramer, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree. 2015 Solicitor Mr. Costa

2015 Reorganization:

Chairman Green asked for a motion to appoint the Board Engineer. Board member Kramer moved the motion to appoint the firm of Alaimo Group Consulting Engineers and Board member Jones second the motion. Roll call vote: Mr. Kramer, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. List, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree. 2015 Engineer – Alaimo Group Consulting Engineers

Chairman Green asked for a motion to appoint the Board Planner. Board member Kramer moved the motion to appoint the firm of Remington and Vernick Engineers and Board member List second the motion. Roll call vote: Mr. Kramer, Agree; Mr. List, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Vice-Chairman Brod, Agree, Chairman Green.

2015 Planner – Remington & Vernick Engineers

Chairman Green asked for a motion to appoint the Board Traffic Engineer. Board member Kramer moved the motion to appoint the firm of Remington & Vernick Engineers and Board member List second the motion. Roll call vote: Mr. Kramer, Agree; Mr. List, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree. 2015 Traffic Engineer – Remington & Vernick Engineers

Chairman Green asked for a motion to appoint the Board Conflict Engineer. Board member Kramer moved the motion to appoint the firm of Environmental Resolutions Inc. and Board member Folcher second the motion. Roll call vote: Mr. Kramer, Agree; Mr. Folcher, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. List, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree. 2015 Conflict Engineer – Environmental Resolutions Inc.

Chairman Green noted Board member Francescone arrived and will participate on the dais

Chairman Green asked for a motion to adopt the Regular Meeting Schedule, Designation of Official Newspapers and Setting Fees for persons requesting Schedule & Notices. Board member List moved the motion to adopt the resolutions and Board member Folcher second the motion. Roll call vote: Mr. List, Agree; Mr. Folcher, Agree; Mr. Bailey, Agree; Mr. Kramer, Agree; Mr. Francescone, Agree; Vice-Chairman Brod, Agree; Chairman Green, Agree.

Chairman Green adjourned the Reorganization meeting to start the Regular meeting.

Chairman Green called the Regular meeting to order noting the Pledge of Allegiance, and Moment of Silence was observed at the Reorganization meeting.

The Board Secretary called the Roll:

Board Members: Ms. Jones, Present; Mr. Bailey, Present; Mr. Folcher, Present; Mr. List, Present; Mr. Killen, Absent; Mr. Kramer, Present; Mr. Francescone, Present; Vice-Chair Brod, Present; and Chairman Green, Present.

Board Professionals: Mr. Joseph Petrongolo, Planner, Present; Mr. William Long, Engineer, Present; Mr. Brian McVey, Acting Fire Marshal, Present; Mr. Michael Angelastro, Traffic Engineer, Present; Mr. Anthony Costa, Solicitor, Present; and Ms. Jenifer DeSimone, Secretary, Present.

Chairman Green reviewed the Boards procedures.

Resolutions Memorialized:

1. Wendy Severs, #14-C-30, 9 Millstream Dr. Blk. 601.06, Lot 2.

Chairman Green asked for a motion to adopt the resolution. Board member Francescone moved the motion and Board member List second the motion. All present voted affirmatively with the exception of Board members Folcher and Bailey who abstained from the vote and the motion was carried; so ordered Chairman Green.

Resolutions Memorialized:
2. The Tender, Inc. #14-D-19, 4501 Church Rd. Blk. 1101, Lot 22
Chairman Green asked for a motion to adopt the resolution. Board member List moved the motion and Board member Kramer second the motion. All present voted affirmatively with the exception of Board members Folcher and Bailey who abstained from the vote and the motion was carried; so ordered Chairman Green.
3. Foss Electric, LLC #14-D-24, Church Rd. Blk. 1100.02
Chairman Green asked for a motion to adopt the resolution. Board member List moved the motion to adopt the resolution and Board member Kramer second the motion. All present voted affirmatively with the exception of Board members Folcher and Bailey who abstained from the vote and the motion was carried; so ordered Chairman Green.
4. Mt. Laurel Beaver, LLC, #11-D-27B, Centerton Rd. Blk. 503.03, Lot 3
Chairman Green asked for a motion to adopt the resolution. Board member Francescone moved the motion to adopt the resolution and Board member List second the motion. All present voted affirmatively with the exception of Chairman Green, Board members Folcher and Bailey who abstained from the vote and the motion was carried; so ordered Chairman Green

Chairman Green asked for a motion to adopt the Regular Meeting Minutes of December 03, 2014. Board member List moved the motion to adopt the minutes and Board member Francescone second the motion. All present voted affirmatively with the exception of Board members Folcher and Bailey who abstained from the vote and the motion was carried; so ordered Chairman Green.

Mr. Petrongolo, Land Planner; Mr. William Long, Engineer; Mr. Michael Angelastro, Traffic Engineer; Mr. Brian McVey, Acting Fire Marshal were sworn in by the Board Solicitor Mr. Costa.

Petitions before the Board:

1. MALKIT SINGH, #14-C/D-27, 1201 Route 73, Blk. 1100, Lot 1

The Use and Bulk Variances are sought from section 165-96.6 or the zoning Ordinance to enable the applicant to replace existing ID freestanding signs US Gas to Citgo brand with LED price components. Also requesting "Citgo" canopy logos on south and west canopy facades and "Trimark" logo on south canopy façade. Mr. David Hodulik, Attorney at law represented the applicant. Mr. Hodulik stated the service station fronts on Church Road and Route 73 so two façade signs are appropriate for this location. The LED price sign is safer than changing the numbers manually and will be more attractive and canopy façade signs are an attractive improvement to the site. The requested façade signs; the number permitted is (1) proposing (3 on 2 building sides) height permitted is 3' proposed 28"/28"/56" and total permitted size 40 sq. ft. and proposed 24 sq. ft. on the west side and 50 sq. ft. on the south side The proposed freestanding sign on Route 73, maximum area is 91 sq. ft. where 36 sq. ft. is permitted, maximum height 20' where 11' is permitted, maximum setback 8' where 10' is permitted, LED is not permitted, sight clearance 7' and 2' to 7' is permitted and type of freestanding signs allowed are monument and the current sign is raised in the air on poles. The proposed freestanding sign on Church Road maximum area is 66 sq. ft. where 36 sq. ft. is permitted, maximum height 20' where 11' is permitted, maximum setback is 12' where 10' is permitted, LED is not permitted by ordinance, sight clearance is 5' where 2' to 7' is permitted and type of freestanding sign allowed are monument and the current sign is raised in the air on poles.

1. MALKIT SINGH, #14-C/D-27, 1201 Route 73, Blk. 1100, Lot 1 – con't.
Mr. Costa, Board Solicitor noted the report from Mr. Truscott, Planner dated 12/18/14. Mr. Hodulik entered into evidence exhibit A-1 a drawing of the ID SIGN REPLACEMENTS WITH BRANDING CANOPY LOGOS of the existing gas station dated 9/24/14. The gas station is open 24 hours. The proposed signage is in compliance with Citgo Corporation requirements. Chairman Green opened the public hearing, seeing none, closed the public portion and asked for a motion. Board member Francescone moved the motion to approve #14-D-27, the use and bulk variances subject to the planners report dated December 18, 2014 and Board member Folcher second the motion. Roll call vote: Mr. Francescone, Agree; Mr. Folcher, Agree; Mr. Bailey, Agree; Mr. List, Agree; Mr. Kramer, Agree; Vice-Chairman Brod, Agree; and Chairman Green, Agree. Chairman Green stated the motion was carried and the application was approved.

2. BENEFICIAL MUTUAL SAVINGS, #14-C/D-28, Blk. 1100.02, Lot 8
The Use and Bulk Variances are sought from section 154-87 of the zoning ordinance to enable the applicant to construct two façade signs on the existing Beneficial Mutual Savings Bank building on the Church Road façade. Mr. Jeffrey Baron, Attorney at law represented by applicant. The witnesses to give testimony Mr. Mark Shourds, Planner; Mr. Robert Krimetz, Director Facilities for Beneficial Bank; Mr. Michael Stein, Compass Sign Company; were sworn in by the Board Solicitor. Mr. Baron had the following exhibits marked for evidence A-1 Survey of the property, A-2 Aerial photograph of property, A-3 Photograph of Church Road elevation, A-4 Photograph Church Road Elevation at dusk, A-5 (4) Photographs of the Front façade of Beneficial Mutual Savings Bank at dusk, Back façade of Beneficial Mutual Savings Bank facing the inside of the strip center, Church Street building elevation retail signage and the Elevation of the retail stores inside the Crispin Square strip center A-6 (4) Photographs of the adjacent signage for Crispin Square Freestanding sign, Lukoil signage, (2) photo's of Wells Fargo signage, A-7 Beneficial Bank façade signage detail 3' x 15'10 ¼" 47.5 sf, A-8 "B" 3'-0" x 2'-8 ¼" Log façade A-9 Photograph of new sign location on Church Road elevation 26'-0" x 8'- 5" =218.8 sf. Mr. Stein, Sign Company testified that he designed the signs and discussed them in details and Mr. Mark Shourds, Professional Planner testified to the flexible "C" standard in the MLUL and discussed the purposes (A), (G) & (I). The negative criteria theirs no substantial determinant to public good and looking at the adjoining uses in Evesham and Mt. Laurel. Church Road in a multiple lane Road with (1) entrance on Church Road and (1) entrance on Church Street. Beneficial Bank needs signage on the building due to the elevation on the road and the signs will break up the stark building color. Mr. Costa, Board Solicitor noted the report submitted by Mr. Truscott, Planner dated December 15, 2014. Chairman Green opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Board member List moved the motion to approve the facades signs and the logo for Beneficial Savings Mutual Bank subject to the Planners report December 15, 2014 and Board member Francescone second the motion. Roll call vote: Mr. List, Agree; Mr. Francescone, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. Kramer, Agree; Vice-Chairman Brod, Agree; and Chairman Green, Agree. Chairman Green stated the motion was carried and the application was approved.

3. FARRAGUT REALTY, LLC, #03-D-44A, Stamford Drive, c/o Davis Enterprises Rogers Walk Apartments, Blk. 1104, Lot 3.01: The Amended Use Variance, Amended Prel. & Final
The application is amending the previous approvals to change from the approved 56 one-bedroom units and 56 two-bedroom units an even ratio. The applicant requested approval to construct 84 two-bedroom units and 28 one-bedroom units.

Petitions before the Board: Farragut Realty, #03-D-44A

Mr. Robert Baranowski, Jr., Attorney at law represented the applicant Farragut Realty, LLC. The witnesses to give testimony Mr. Mitchell Davis, President, Davis Enterprises, Ms. LuAnne Siwiec, Executive Director, Davis Enterprises, Mr. Robert Streker, Engineer and Mr. Creigh Rahenkamp, AICP, NJPP, Planner, Creigh Rahenkamp & Associates, LLC were sworn in by the Board Solicitor Mr. Costa. Mr. Baranowski reviewed the COAH, RCA's and that Mr. Davis purchased a property for the affordable housing component. Mr. Streker entered into evident exhibit A-1 Overall Site Plan Rev. #1 dated 10/28/2014, no changes to the footprint or elevation and the parking spaces are in compliant with the RSIS. Ms. Siwiec, Leasing Manager for Rogers Walk testified there are no school age children in this complex, the rental rates for the one and two bedroom units, the age of the tenants are 45 years and older, the older tenants are downsizing from their homes. Currently, Roger's Walk has (11) one bedroom units for lease and (1) two bedroom unit for lease. Mr. Rahenkamp testified in regards to the Mount Laurel Schools and Lenape student enrollment is declining. A one bedroom unit does not fit the need of young professionals or retiree's there needs are to have a second bedroom. He further discussed the Municipal Land Use Law purposes of Zoning (G) and detailed no negative impact on the neighboring uses. Mr. Costa noted the letter from Mr. Truscott, Planner dated December 17, 2014. Chairman Green opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Board member List moved the motion to approve #03-D-44A and Board member Kramer second the motion. Roll call vote: Mr. List, Agree; Mr. Kramer, Agree; Mr. Bailey, Agree; Mr. Folcher, Agree; Mr. Francescone, Agree; Vice-Chairman Brod, Agree; and Chairman Green, Agree. Chairman Green stated the motion was carried and the application was approved.

Temporary Use Permit:

1. TownPlace Suites Hotel, #15-73-1, 450 Century Parkway, Blk. 1311, Lot 1.07
Renovating Hotel Rooms, Requesting up to Six (6) Storage Units as shown on Temporary Storage Plan: Chairman Green asked for a motion to recommend approval to Township Council #15-73-1 TownPlace Suites Renovating the Hotel Rooms for 6 months from the issuance of all necessary permits. Board member Francescone moved the motion and Board member Kramer second the motion. All present voted affirmatively.

2. Staybridge Suites, #15-73-2, 4115 Church Road, Blk. 1301, Lot 1.04
Renovating Hotel Rooms, Requesting Six (6) Storage Units, One (1) 30 yard dumpster and 200' temporary fencing: Chairman Green asked for a motion to recommend approval to Township Council #15-73-2 Staybridge Suites Renovating the Hotel Rooms for 6 months from the issuance of all necessary permits. Board member List moved the motion and Board member Folcher second the motion. All present voted affirmatively.

Discussion Items:

Mr. Costa, Board Solicitor noted the Litigation filed by Chase Partners Mt. Laurel.
Letter from Mr. Mike Angelastro, Traffic Eng. Remington & Vernick – Recapping 2014
2015 By-laws discussed and will be reviewed at the February Mtg. 2/4/15.
Chairman Green asked for a motion to adjourn Board member Kramer motion at 9:50 PM

Adopted on: February 04, 2015

Jenifer L. DeSimone, Board Secretary